

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
AUGUST 25, 2009**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, August 25, 2009 at C3 Storage Conference Room, Gilbert, Arizona.

Present: Kevin Mullaney, Brian McCarson, Doreen Berman, and Joanne Wastchak

Also Present: Scott Kann, Architectural Committee member, Jim Sarver, Landscape Committee member, Bob and Debbie Dean, lot #146 and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Mark Fitch and Kevin Slattery

Notation: Jaganmohan Kandi emailed the board prior to tonight's meeting resigning from the Board of Directors.

The meeting was called to order at 6:08 p.m. by Doreen Berman. The following resolutions were unanimous unless otherwise noted

Notation: Bob and Debbie Dean attended the meeting to discuss their architectural submittal for installing larger front double doors. Scott Kann informed them the architectural committee needed a rendering which would show the elevation of the house with the larger doors installed in order to make a decision. Bob Dean will submit the rendering to the management company and they will email it to the committee members.

Notation: Landscape Chair Scott Kann reported why the Bermuda grass in the community had bear spots and was not as green as in past years. Apex Landscaping suggestion was to kill of the Rye grass around May of next year giving the Bermuda a longer exposure time. There is pearl scale in most of the grass areas which is causing the bear spots and it will need to be treated.

Board members are concerned with the landscaping along Germann from Hartford going east to the end of the community. Most of the plant material the City originally installed has died off and they would like the City to replace the plants. Management will contact the City of Chandler and make this request.

Brian McCarson emailed management pictures of the lake with a layer of grass clipping from the mowing. This was forwarded to Apex Landscaping but they have not responded with any ideas of how to solve this problem. Scott Kann agreed to talk with Ray at Apex to see if they can take the time to skim the water after mowing for an additional charge.

Notation: Website Chair Doreen Berman reported that the Real Estate section of the Association's website was updated on August 17, 2009 and it will be update again in mid-October.

Resolved: To approve the May 26, 2009 Open Session Meeting Minutes, as written

Resolved: To accept the May 31, 2009, June 30, 2009 and July 31, 2009 financial statements, subject to audit.

Resolved: To accept the addendum to the meeting minutes approving the 2010 budget.

Tabled: The addendum reaffirming resolutions.

Tabled: Review of insurance proposals until the October 27, 2009 board meeting.

Resolved: To approve Well Done Pump Systems maintenance proposal dated 4/22/09 for quarterly inspections at \$500.00 per quarter.

Further

Resolved: To cancel the association's agreement with Clearwater Engineering for quarterly maintenance inspections as of September 1, 2009.

Resolved: To approve Red Rock Curb, Inc. proposals #9196 and 9197 dated 6/8/09, each in the amount of \$3,250.00 for furnishing and installing ten (10) 2 bladed street signs in the Renaissance community and furnishing and installing ten (10) 2 bladed street signs in the Carriage Glen community.

Further

Resolved: To approve the painting of a white line and stop wording in proposal #9196 for Renaissance for the additional cost of \$75.00.

Resolved: To have Torrent Resources do a yearly inspection of the drywells at Arden Park and submit a proposal for any repairs or cleaning they find necessary.

Resolved: Lot #248 (Jusko) is responsible for replacing the Chinese Elm tree in the tree lined area in front of their home.

Resolved: Lot #91 (Toone) is responsible for replacing the Chinese Elm tree in the tree lined area, however they do have the option not to replace the tree since their tree lined area has the required amount without this particular tree.

Resolved: Management will note the first time a trash can is noticed in view in the homeowners file and a first letter will be sent when a trash can is noticed in view the second time.

Resolved: Not to discontinue sending monetary penalty letters via certified mail, but to discontinue sending the monetary penalty letters by regular mail and continue sending the letters by certified mail.

Notation: The board is happy with the community manager and account manager. They suggest that the phone service be changed to give better customer service.

Notation: The pedestrian gates in Renaissance continue to be a problem. Park Pro repaired the continual locking and unlocking of the key pad but you can now enter without putting in the code. Kevin Mullaney suggested they find a maintenance company who is more familiar with pedestrian gates as Park Pro deals only with vehicle gates. Kevin will email several companies for management to contact.

Resolved: Brian McC Carson will provide water for the annual meeting and Kevin Mullaney and Joanne Wastchak will make signs to remind homeowners of the annual meeting and place them at five entrance locations into the community several days prior to the annual meeting.

There being no further business to come before the Board, the meeting adjourned at 8:02 p.m. The next meeting will be on October 25, 2009.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,



Joanne Wastchak
Secretary